



Town of Webster

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Town of Webster Assessment Revaluation – 2018

Per R.S.A. 75:8-a, the State of New Hampshire mandates that the Town have a full-revaluation every five years. Webster's last full-revaluation was completed in 2013, so the next is scheduled for this year, 2018. We have used this schedule of revaluations since 2003.

Cross Country Appraisal Group, LLC from Bow is our assessing company. Every year, they do the pick-ups, whereby an assessor visits all those properties that include new construction, unfinished construction from last year or those that reported changes on their "Inventory of Taxable Property" due in the office by April 15th every year. Ideally, an interior inspection is done with the homeowner. If no one is home only an exterior measurement of all the buildings is done. The "pick-ups" usually take place in April so that the changes can be made to the assessment cards before the first billing of the year, typically the latter part of May.

The Cyclical Assessing **begins immediately following** the above mentioned pick-ups, and any changes to the assessment data base will be made by September 1st. Cyclical Assessing is when our assessors take 25% of all of the Town properties annually over a four year period, complete site visits to all properties, including vacant land, unless posted "no trespassing". The assessors typically do not call ahead for an appointment, but rather visit the properties without notice, but with proper identification. It is not practical to call and set up appointments for the cyclical work or the pick-ups. If no one is at home, they leave a card indicating that they were there, did not enter the home, but have done an outside assessment of all the buildings on the property.

Once new values are set for 2018, letters advising of the new values will be sent to every property owner around May 24, 2018. There will be information in the letter allowing an opportunity for the taxpayer to set up what is called a public hearing during the month of June 2018. This public hearing allows the taxpayer an opportunity to meet individually with Cross Country Appraisal to discuss the taxpayer's new evaluation.

Please note that a lower or higher assessed value does not necessarily mean higher or lower taxes. What you pay in taxes is based on your assessed value multiplied by the tax rate and how much money for the budget has to be raised by taxation. The tax rate for the year is set by the Department of Revenue Administration sometime in October of each year.

As a reminder, all appeals to the assessed value of one's property must be filed after the final tax bill of the year but before March 1st for the previous year's assessment. Applications for abatements are available at the town office, town website www.webster-nh.gov, and NH Board of Tax and Land Appeals www.nh.gov/btla/forms.

If you have questions please call 648-2272 press option 3.
Therese E. Larson, Land Use Coordinator

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